

SPECIAL MEETING OF THE
CULVER CITY
COMMITTEE ON HOMELESSNESS
CULVER CITY, CALIFORNIA

November 26, 2019
7:00 p.m.

Call to Order & Roll Call

The special meeting of the Culver City Committee on Homelessness was called to order at 7:07 p.m. in the Dan Patacchia Room at City Hall.

Present: Karlo Silbiger, Chair
Kim Gibson, Vice Chair
Ira Diamond, DPM, Committee Member
John Helyar, Committee Member
Mark Lipman, Committee Member
~~Melissa Vollbrecht, Member~~
Deborah Wallace, Committee Member*

*Member Wallace arrived at 7:14 p.m.

Staff: Tevis Barnes, Housing Administrator
Christina Stouffers, Homeless Outreach
Coordinator

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The Pledge of Allegiance

Kim Gibson led the Pledge of Allegiance.

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Public Comment - Items NOT on the Agenda

Chair Silbiger invited public comment and discussed meeting procedures.

Mark Lipman discussed troublesome language used in a post on Facebook from the Culver City Community Liaison about the SET Team; he asserted that within the Housing Justice movement, "quality of life" is code for the criminalization

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of homelessness and he expressed concern with using such language in an official post; noted vigilante components of the community; criminalizing the homeless through the enforcement team; and he requested an official response from the Police Department.

Discussion ensued between staff and Committee Members regarding a request for evidence of previous use of the language to criminalize homelessness; actions of other cities; a possible error by the department; education; and intent.

Member Diamond announced the Second Forum on Homelessness and Housing held by Temple Akiba on January 8 and discussed the first one held in October; noted general trends in homelessness; ways the issue is being addressed; landlord incentives; the shoe processing by Shoes for the Homeless on November 23; and services required by the sheltered homeless in New York City.

Member Wallace joined the meeting.

Vice Chair Gibson discussed an article in the Los Angeles Times about the closing of Board and Cares and the difficulty of re-housing those served.

Discussion ensued between staff and Committee Members regarding Board and Cares in Culver City for people with developmental disabilities; collaborative housing for those with SSDI; case management; and county involvement.

Chair Silbiger announced an item related to Accessory Dwelling Units (ADUs) on the December 9 City Council meeting agenda and he encouraged communication with the City Council as individual Committee Members.

Tevis Barnes, Housing Administrator, discussed consideration of inclusionary housing; density and the mixed use ordinance; including affordable housing in new developments; the ADU discussion; workforce housing; low-to moderate income; assistance for the homeless; the feasibility study for the seasonal shelter; factors to consider for seasonal shelter and temporary housing; alternative uses; safe parking; neighborhood acceptance of the sites; the proposed position to assist the City Manager with the issue of homelessness; coordination of all the different departments affected by homelessness; education;

creation of a media campaign; drug problems with the homeless encampment under the 405 bridge; issues with tents; illegal activity; the need to intensify services and get people off the streets; rain; Code Enforcement; safety issues; getting people out of the Creek; hotels; available resources; coordination of services; assistance by the SET team; and she distributed informational cards for the 2020 Homeless Count.

Member Wallace discussed work being done by Los Angeles Housing Services Authority (LAHSA) on the annual Homeless Count.

Discussion ensued between staff and Committee Members regarding preparations for the Homeless Count; homeless people being housed in a hotel; resistance to outreach efforts; data regarding reasons for resistance; those concerned with leaving their belongings behind; concern with displacement from the westside; storage of belongings by the Sanitation Department; concern with punishing people who are not criminals; and the need for more research about addressing the issue of tents.

Christina Stouffers, Homeless Outreach Coordinator, discussed work to house several individuals in a hotel.

Discussion ensued between staff and Council Members regarding Code Enforcement; the difficulty of helping undocumented individuals; those with health issues; Housing for Health; Board and Care facilities; those with addiction issues; and outreach done by the City Manager.

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Consent Calendar

Item C-1

Approval of Minutes for the Regular Meeting of October 29, 2019

Chair Silbiger noted that Member Vollbrecht had been noted as absent and he asked that the minutes be corrected to reflect her presence.

MOVED BY CHAIR SILBIGER, SECONDED BY MEMBER LIPMAN AND UNANIMOUSLY CARRIED, THAT THE COMMITTEE ON HOMELESSNESS

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APPROVE MINUTES FOR THE REGULAR MEETING ON OCTOBER 29, 2019
AS CORRECTED.

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Order of the Agenda

No changes were made.

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Action Items

Item A-1

Administration of the Oath of Office to Newly Appointed
Committee Member. Observe the Administration of the Oath of
Office to Appoint New Committee Member Collette Hanna

Tevis Barnes, Housing Administrator, administered the Oath
of Office to Collette Hanna.

Member Hanna provided background on herself.

Committee Members welcomed Ms. Hanna to the Committee.

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Item A-2

Subcommittee Vacancies. Receive Nominations for Vacancies
for the 2020 Homeless Count Subcommittee

Discussion ensued between staff and Committee Members
regarding vacancies and willingness to serve.

MOVED BY MEMBER DIAMOND, SECONDED BY MEMBER WALLACE AND
UNANIMOUSLY CARRIED THAT MEMBERS HANNA AND WALLACE BE
APPOINTED TO SERVE ON THE 2020 HOMELESS COUNT SUBCOMMITTEE.

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Item A-3

Update - Plan to Prevent and Combat Homelessness. Receive an Update on the Implementation of Goals and Actions Under the Plan to Prevent and Combat Homelessness Including a Discussion on Action 3G (Conduct Feasibility Studies) Action 3H (Increase Financing and Financial Incentives for Affordable Housing, Action 1B (Implement a Safe-Parking Program) Including Mobile Laundry and Showers and Potential Development of City Owned Sites Including AMVETS and Other Sites

Chair Silbiger introduced the item.

Discussion ensued between staff and Committee Members regarding AmVets; determining the scope and size of the project to be recommended to the City Council; the Scout Hut; taking away things that community groups use; community pushback; concern with loss of control over community land with larger projects; those who want to turn a profit off public land; the "affordable" designation as not serving the homeless; building a smaller project with an arts center and 100% homeless housing; preserving the Scout Hut for outreach services; the California Surplus Land Act; Globe Avenue; use of tents for prostitution and drugs; City Council discretion; financing; concern with ghettoization of the homeless; allowing for variances in the population; mixed income housing; Tilden Terrace; onsite services; Redevelopment money already approved for mixed use development; service referrals to Saint Joseph Center; defining mixed use; helping the veterans; the paddle courts; percentage of very low income housing to allocate; market rate developments; non-profit developers; density bonuses; financing through a public bank; fractional banking; mixing different income levels with the highest percentage possible of low and very low; voucher eligibility; serving those who are not being served; the Doctor's House; the Jazz Bakery; parking; housing people in close proximity to the site; selling points; unit size; community space; the Senior Center; establishing a community center; serving all levels of the community for free; costs to use Vets; costs associated with community space; local partnerships to cover fees; discretion of the City Council to waive parking requirements; parking for other uses; street parking; ensuring ample bicycle parking; shared parking; discounted TAP cards; the importance of early community outreach; partnership with the Wende Museum; the need for additional Community Conversations;

the ability of the Committee on Homelessness to hold additional meetings to engage the community; a suggestion to hold a housing symposium; formulating a community vision to solve the problem of homelessness; other forms of outreach; the number of staff recently involved to coordinate housing two sisters in a hotel; enacting other housing solutions during the long process; the City Council subcommittee; and the ability of the Committee on Homelessness to advise the City Council.

Chair Silbiger summarized agreed upon items to recommend to the City Council: utilize the current AmVets site including the Scout Hut, the Community Garden and Paddle Tennis Courts for as many units as possible of very low and extremely low income housing with units available for local individuals, veterans and seniors; incorporate community uses including homeless services with a community center and/or theatre; ample bicycle parking with lowered or eliminated parking requirements for cars; free or discounted TAP cards; and early and repeated community outreach throughout the process with assistance by the Committee on Homelessness if desired.

Additional discussion ensued between staff and Committee Members regarding clarification that the proposed housing is to be permanent rather than temporary; scope of the development; concern with a full envelope approach; the rarity of public land; concern that by making the project so big, community support would be lost; rallying support for a smaller project; going large and cutting back if necessary; and the need for early, individual outreach.

MOVED BY MEMBER HELYAR, SECONDED BY MEMBER DIAMOND AND UNANIMOUSLY CARRIED, THAT THE COMMITTEE ON HOMELESSNESS RECOMMEND THAT THE CITY COUNCIL: UTILIZE THE CURRENT AMVETS SITE INCLUDING THE SCOUT HUT, THE COMMUNITY GARDEN AND PADDLE TENNIS COURTS FOR AS MANY UNITS AS POSSIBLE OF VERY LOW AND EXTREMELY LOW INCOME PERMANENT HOUSING WITH UNITS FOR LOCAL INDIVIDUALS, VETERANS AND SENIORS; INCORPORATE COMMUNITY USES INCLUDING HOMELESS SERVICES WITH A COMMUNITY CENTER AND/OR THEATRE; AMPLE BICYCLE PARKING WITH LOWERED OR ELIMINATED PARKING REQUIREMENTS FOR CARS; FREE OR DISCOUNTED TAP CARDS; AND EARLY AND REPEATED COMMUNITY OUTREACH THROUGHOUT THE PROCESS WITH ASSISTANCE BY THE COMMITTEE ON HOMELESSNESS IF DESIRED.

Further discussion ensued between staff and Committee

Members regarding presenting the recommendation at the December 9 City Council meeting; the Feasibility Study; letting the public know about efforts made by staff and the Committee; consideration of deferring additional agenda items for discussion to the next meeting; date of the next meeting; the Homeless Count; consideration of safe parking; site review; and combining parking with mobile showers and laundry facilities.

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Public Comment for Items Not on the Agenda

Chair Silbiger invited public comment.

No cards were received and no speakers came forward.

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Receive and File Correspondence

None.

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Items from Committee on Homelessness Members

Discussion ensued between staff and Committee Members regarding inclusion of an exemption for units made available for Section 8 in the Interim Rent Control Ordinance; pushing AUDs as part of the solution for the 3,300 unit mandate from the state; shoring up the middle class in the community; Regional Housing Assessment Numbers; Southern California Association of Governments; covenants; consideration of a Vacancy Tax in Los Angeles; creation of a landlord registry; clarification that the vacancy rate exceeds turnover; agendizing a discussion of vacant units; Airbnbs; appreciation to the Police and Fire Departments as well as Saint Josephs for their meeting attendance and regular updates; trouble call volume involving homeless individuals; transport; repeat individuals needing services; consistency; training and resources for interdepartmental coordination; minor and special needs individuals; stigma; Parks Department funding of a Social Worker at the Senior Center; the Nurse Educator from UCLA; assisting those on the verge of homelessness; age range served; bike theft; shopping carts; and a

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suggestion to distribute bicycles to anyone who wants one
in Culver City.


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Adjournment

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There being no further business, at 8:48 p.m., the Culver City Committee on Homelessness adjourned to Tuesday, January 7, 2020 at 7:00 p.m.

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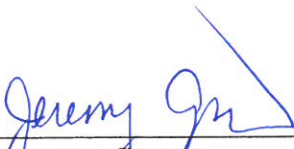
TEVIS BARNES
SECRETARY of the Culver City Committee on Homelessness,
Culver City, California

APPROVED



KARLO SILBIGER
CHAIR of the Committee on Homelessness, Culver City,
California

I declare under penalty of perjury under the laws of the State of California that, on the date below written, these minutes were filed in the Office of the City Clerk, Culver City, California and constitute the Official Minutes of said meeting.



Jeremy Green
CITY CLERK

19 FEB 2020
Date